GOODMAN & LILLEY

27 SIXTY ACRES CLOSE

FAILAND BS8 3UH

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- Detached bungalow in highly regarded BS8 Failand
- Dual aspect open plan living and dining room
- Enclosed private garden
- NO ONWARD CHAIN
- Two double bedrooms with ensuites
- Modern kitchen
- Off street parking & additional garage

SUMMARY

Approached via a generous driveway providing ample parking alongside a carport and single garage, this impeccably presented residence opens into a light and welcoming reception hall. Finished with continuous bleached oak engineered flooring, the entrance leads through to the main living areas, with access to the loft space for which plans have previously been commissioned for a potential conversion.

At the heart of the home lies a magnificent 28ft dual-aspect sitting and dining room, flooded with natural light. A large front window is framed by plantation-style shutters, while double glazed doors to the rear open directly onto the terrace and grounds. Adjoining this principal reception room is a modern, sharp, and on-trend kitchen, comprehensively appointed with sleek gloss cabinetry, an instant boiling water tap, and a suite of integrated appliances enjoying views across the garden.

The accommodation extends to two spacious bedroom suites. The principal bedroom suite overlooks the peaceful rear grounds through a large picture window, complemented by extensive built-in wardrobes and a luxurious en-suite featuring both a panelled bath and walk-in shower. The second double bedroom features twin windows with plantation shutters, built-in wardrobes, and its own private en-suite shower room.

Outside, the level rear garden offers an idyllic retreat. A paved terrace sits directly adjacent to the house, creating an ideal setting for outdoor dining and entertaining, framed by established borders and a manicured lawn. The property is completed by a detached single garage with an electric remote-controlled door, power, and lighting.

AT A GLANCE

1079.50 SQ FT
COUNCIL TAX BAND: E
RECEPTION ROOMS: 1
BEDROOMS: 2
BATHROOMS: 2
FREEHOLD

DESCRIPTION CONTINUED

LOCATION

Failand offers an exceptional balance for discerning buyers seeking peaceful country living combined with effortless access to central Bristol. Tucked away within a tranquil residential setting, Sixty Acres Close sits at the heart of this highly sought after North Somerset village, surrounded by rolling countryside, historic estates, and prime green belt land.

The surrounding landscape is defined by outstanding natural beauty, with scenic walking trails and open country right on the doorstep. Residents enjoy close proximity to the grand Ashton Court Estate, featuring 850 acres of parkland and ancient woodland. Failand is also renowned for its premier sporting amenities, situated moments from Bristol & Clifton Golf Club, Long Ashton Golf Club, and exceptional equestrian facilities.

The area is ideally placed for world class schooling, with a brief drive bringing you to top independent institutions including Clifton College, Clifton High School, Bristol Grammar School, and Queen Elizabeth's Hospital, alongside respected state options like Backwell School.

With its serene atmosphere, Sixty Acres Close enjoys outstanding connectivity. Clifton Village is under three miles away, offering boutique shops, fine dining, and cultural landmarks, while central Bristol and the floating harbour are within easy reach. Major transport networks are equally accessible, with Junction 19 of the M5 connecting to the M4 corridor, and both Bristol Airport and regional rail links nearby.

ADDITIONAL INFORMATION

Tenure; Freehold
Council tax band; E (North Somerset council)
EPC; TBC
Services; Mains electric, water & drainage, oil heating

AGENTS NOTES

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1079.50 SQ_FT

COUNCIL TAX BAND : E

RECEPTION ROOMS : 1

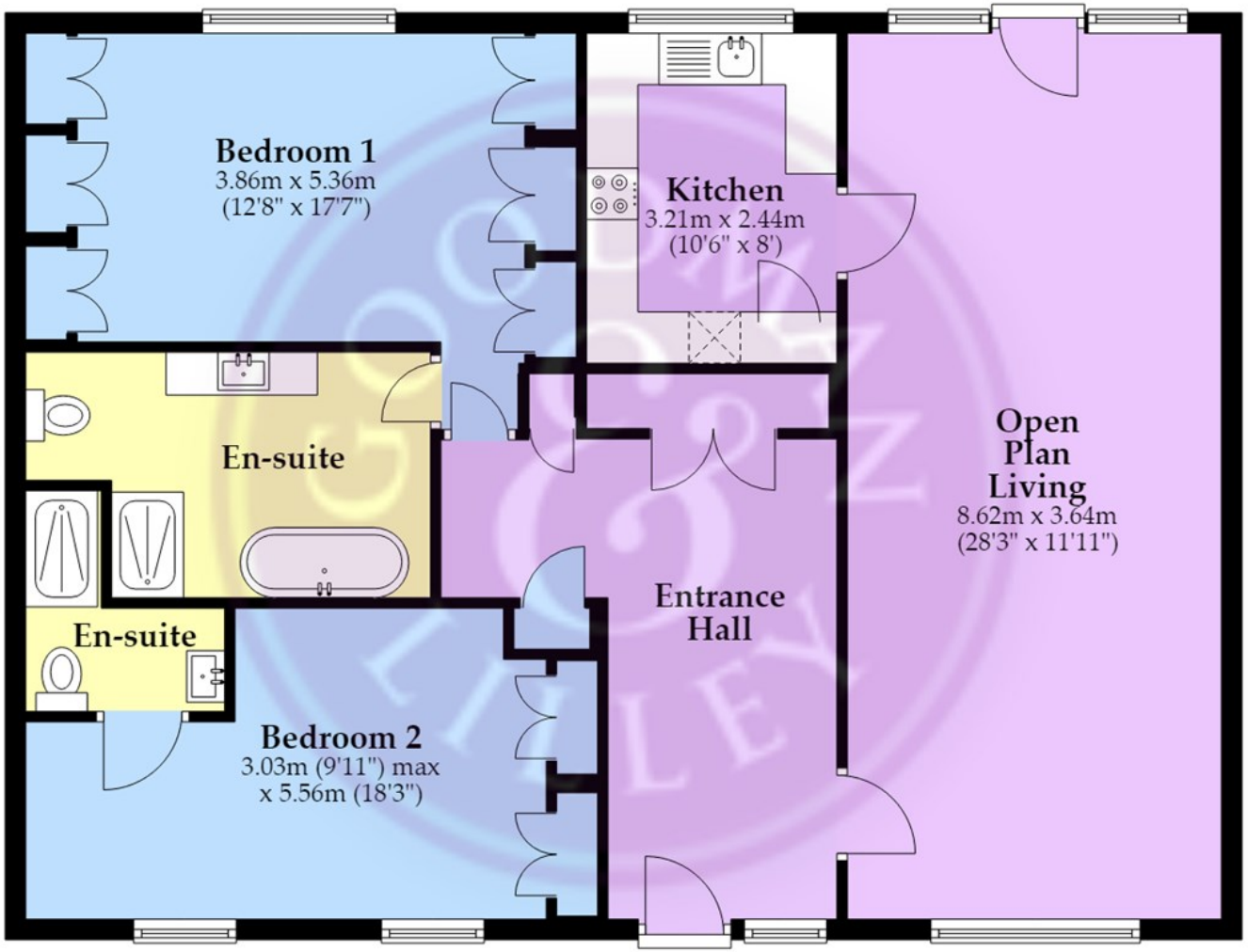
BEDROOMS : 2

BATHROOMS : 2

FREEHOLD

Ground Floor

Approx. 100.3 sq. metres (1079.5 sq. feet)



Total area: approx. 100.3 sq. metres (1079.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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